

CLEAN COMMERCIAL LOT OM ZONING – OFFICE & MANUFACTURING

Prime Opportunity on Hurley Ave-Border Kingston NY | About 1 Acre



Mohammad M. Waheed | Call: 516-500-3495 | Keystone Realty, USA

Property Highlights | 454 Hurley Avenue, Hurley, NY 12443



Location	454 Hurley Avenue, Hurley, NY 12443
Frontage	205 Feet on Main Road (Hurley Ave)
Lot Size	Approximately 1 acre
Zoning: OM	OM - Office & Manufacturing
Former Citgo Gas Station	All tanks removed and cleaned up.
Zoning Allowances:	Gas Station Heavy Commercial Banks Retail Café Fast Food Coffee shop
Adjacent to Major Project:	Next to a recently sold major project (Former High School) for around \$3 Million.
Advantages:	Build your business for much less without demolition costs or hassles. Clean commercial lot with 2 curb cuts. Ready for a business idea under a million! Up to 7 stories high can be built. Large existing sign, ready for your business.
Taxes	\$8,500 annually
Office Trailer	On wheels, will be removed by sale.

454 Hurley Avenue, Hurley, NY 12443



Directly Next Door To Coleman High School-large Project Soon Underway To Be A Large Sports Academy, Plus About 55 Office Suites And About 65 New Apartments, On A Multi-million Project Coming Soon, By Konnectia. Next Door Sold For About \$3 Million. This Is A Lot More Cost Effective To Get A Clean Commercial Lot Under \$1 Million Without Demolition Or Renovation Costs.

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Property Details | 454 Hurley Avenue, Hurley, NY 12443



Property Type	Industrial, Land, Multifamily, Office, Retail
Investment Type	Owner/User
Price/Sq Ft	\$24.10
Lot Size (sq ft)	40,451
Ownership	For Sale By Owner-also Agent Owned!

Subtype	Commercial, Gas Station, Convenience Store
Square Footage	40,451
Zoning	Om-office & Manufacturing
Broker Co-Op	Yes
Sale Condition	For sale by owner



Survey Plan | 454 Hurley Avenue, Hurley, NY 12443

NOTES:

SUBJECT to any easements, rights-of-ways, and/or agreements that the utility companies may have.
SUBJECT to such facts disclosed by an accurate, up-to-date title search.
OFFSETS shown hereon are not to be used for construction purposes and/or fence installation.

AREA= 40,451 S.F.
= 0.929± acres

REFERENCES:

TAX MAP DATA:
Section: 48.17
Block: 1
Lot: 41.1

Deed Liber: 6410, Page: 1

Being Parcel A as shown on a map entitled "Map of Subdivision of Lands of Convenient Industries of America, Inc.," said map filed in the Ulster County Clerk's office on 1 November 1985 as map number 6039.

Survey of Property for
WAHEED
located in the
Town of Ulster
Ulster County – New York

Scale: 1" = 40' date: 20 Oct. 2021 file no.: 21-457

HOWARD W. WEEDEN, PLS, PC

PROFESSIONAL LAND SURVEYING

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Certifications indicated hereon signify that the survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person(s) for whom the survey is prepared, and on his/her behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or their subsequent owners.

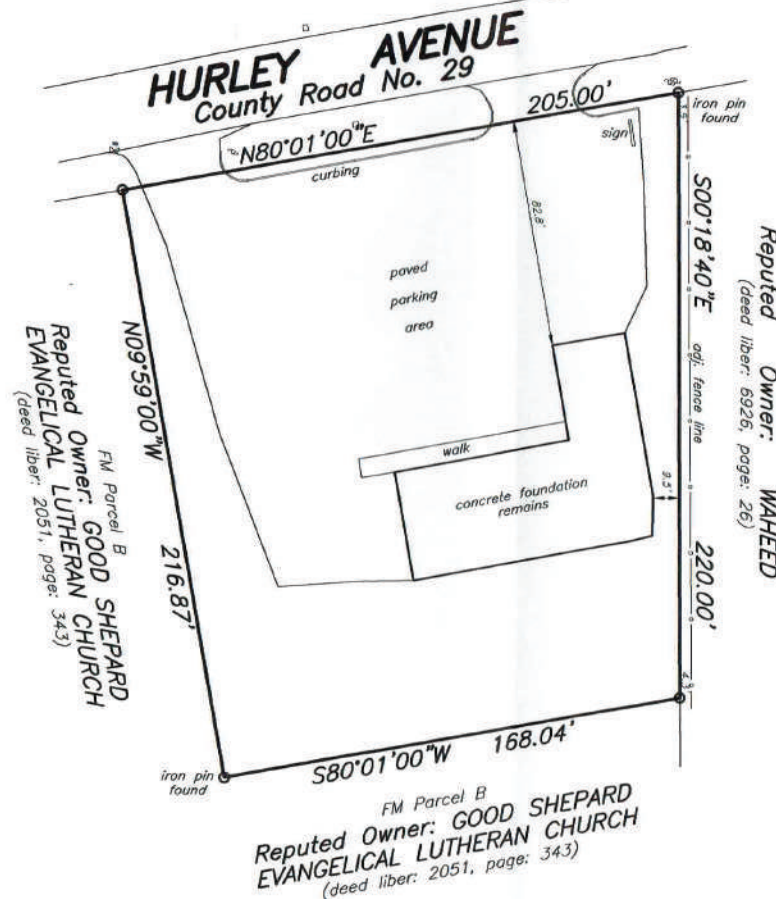
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, sub-division 2, of the New York State Education Law.

I hereby certify to:
-Mohammad Waheed;

that this mapping is based on a field survey performed on the date indicated hereon, deeds and/or maps obtained from the County Clerk's office, and is correct and accurate to the best of my knowledge.

Howard W. Weedon

Howard W. Weedon, P.L.S., P.C. NYS Lic. No. 049967



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